

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**Annual Meeting of Homeowners**  
**January 26, 2016**

**Board Members Attendance**

John Bryant, Don Furbush, Greg Korytkowski, Eoin McPheeters

Mr. John O'Connor, Pristine Communities  
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:00 PM by President Eoin McPheeters.

**Quorum Verification**

A Quorum was verified through attendance and executed proxy forms.

**Meeting Notice**

Mr. O'Connor reported to the Board that notice of the Annual Meeting was sent to Homeowners of record by first class mail 30 days prior to the meeting.

**Approval of Minutes**

Minutes of the previous Annual Meeting were approved

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form. As of December 31, 2015 Cash on hand was \$47,763.94, adding Certificates of Deposit and Reserves for a total of \$148,843.36. Taking into account assets and liabilities net Equity was \$152,796.26. For the twelve-month period ending December 31, 2015 Operating Income was \$156,541.12 compared to a budget of \$154,744.00 and Operating Expenses were \$150,528.51; resulting in a Net Operating Surplus of \$6,012.61

Mr. O'Connor shared there was a \$1500 increase in budget for water in anticipation of increased rates, and that the remainder of the budget was essentially identical to the previous year's budget

A motion was made, seconded and carried to accept the proposed 2016 Budget.

The Board thanked Mr. O'Connor for his successful efforts at negotiations for services resulting in containing cost increases.

**Election of Board Members**

Three Board vacancies were open for voting at the meeting. Steve Callery, Greg Korytkowski and Eoin McPheeters were elected to fill the open Board positions. Term of office is two years.

**Old Business**

No Old Business issues were identified.

**New Business**

A Homeowner addressed the Board with concerns to remove additional sod to maintain irrigation costs. The Board shared information regarding previous efforts to control irrigation costs and that removal of plants and sod required approval from the Town.

Another Homeowner voiced a desire that the Board consider establishing a small playground for children in the vicinity of the Demonstration Garden. The Board expressed concern for liability and that they would approach the Town with his desire to obtain their position.

The Board also indicated that Mr. O'Connor would follow up with the town in the Spring concerning reseeding the area used by the town to facilitate sidewalk construction along Founders Parkway.

A motion was made, seconded and carried to adjourn at 7:50 PM.

Respectfully for the Board,  
Greg Korytkowski